

Department of
Revenue
Washington State
Form 84-0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after February 1, 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Cynthia Carpenter, an unmarried woman

Mailing address 26002 Venedo Drive

City/state/zip Winters, CA 95694

Phone (including area code) (530) 787-3824

2 Buyer/Grantee

Name Jeffrey A. Eller and Lori L. Eller, Trustees of the Jeffrey A. Eller and Lori L. Eller Trust under Declaration of Trust dated 02/27/2020

Mailing address 3340 Clemans Road

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 780-1341

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Jeffrey A. Eller and Lori L. Eller, Trustees of the Jeffrey A. Eller and Lori L. Eller Trust under Declaration of Trust dated 02/27/2020

Mailing address 3340 Clemans Road

City/state/zip Clarkston, WA 99403

List all real and personal property tax parcel account numbers

1-049-00-101-1187-0000

1-049-00-101-1188-0000

Personal property?

Assessed value(s)

☐

\$ 32,565.00

☐

\$ 32,565.00

☐

\$ 0.00

4 Street address of property Unplatted Asotin County, Washington

This property is located in Asotin County

(for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

Please see attached Exhibit A.

5 11 - Household, single family units

Enter any additional codes (see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.35) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☒ does not qualify for continuance.

Deputy assessor signature _____ Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) _____

Reason for exemption _____

Type of document Statutory Warranty Deed

Date of document 2/8/23

Gross selling price 150,000.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 0.00

Taxable selling price 150,000.00

Excise tax: state

Less than \$525,000.01 at 1.1% 1,650.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 1,650.00

0.0025 Local 375.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 2,025.00

*State technology fee 5.00

Affidavit processing fee 0.00

Total due 2,030.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Cynthia Carpenter
Name (print) Cynthia Carpenter
Date & city of signing 2/8/23 Winters, CA

Signature of grantee or agent Jeffrey A. Eller and Lori L. Eller
Name (print) Eller Trust dated 02/27/2020
Date & city of signing 2/9/2023 Clarkston

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(a)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

REV 84-0001a (01/17/23)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 02/10/2023 - RECEIPT No. 55850 - Alliance Title - Clarkston

Print on legal size paper.
Page 1 of 6

EFT

File No. 630571

Exhibit 'A'

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 21 of Township 8 North, Range 44 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter, said point being on the centerline of Cloverland Road; thence South $89^{\circ}40'$ West along said centerline 661.08 feet; thence South $00^{\circ}09'14''$ East, 336.645 feet; thence continue South $00^{\circ}09'14''$ East 131.645 feet to the True Place of Beginning; thence continue South $00^{\circ}09'14''$ East 205.00 feet; thence South $89^{\circ}44'38''$ East, 330.59 feet; thence North $00^{\circ}09'27''$ West, 205.00 feet; thence North $89^{\circ}44'38''$ West to the True Place of Beginning.

AND

COMMENCING at the Southwest corner of said Northeast Quarter of the Northwest Quarter of said Section 21; thence South $89^{\circ}44'39''$ East, along the South line of said Northeast Quarter of the Northwest Quarter, a distance of 661.30 feet to the True Place of Beginning; thence North $0^{\circ}09'06''$ West, a distance of 660.00 feet; thence South $89^{\circ}44'38''$ East, a distance of 330.59 feet; thence South $0^{\circ}09'22''$ East, a distance of 660.00 to the South line of said Northeast Quarter of the Northwest Quarter; thence North $89^{\circ}44'39''$ West, along said South line, a distance of 330.64 feet to the True Place of Beginning.

Parcel 2:

All that part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 44 East of the Willamette Meridian, Asotin County, Washington, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Northeast Quarter of the Northwest Quarter of said Section 21; thence South $89^{\circ}44'39''$ East along the South line of said Northeast Quarter of the Northwest Quarter a distance of 991.94 feet to the True Place of Beginning; thence North $0^{\circ}09'22''$ West a distance of 660.00 feet; thence South $89^{\circ}44'38''$ East a distance of 330.59 feet to the East line of said Northeast Quarter of the Northwest Quarter; thence South $0^{\circ}09'39''$ East, along said East line a distance of 660.00 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence North $89^{\circ}44'39''$ West along said South line a distance of 330.64 feet to the True Place of Beginning.

55850